



FARMER  
AUCTIONS

## REAL ESTATE AUCTION

**14 Breezewood Drive**

**Staunton, VA 24401**

### **Farmer Auctions**

Corporate Office: (540) 384-0100

VAL#4007 VAF1007

On the web at: [www.farmer-auctions.com](http://www.farmer-auctions.com) and [www.farmerauctionsonline.com](http://www.farmerauctionsonline.com)

Contact us by E-mail at: [info@farmer-auctions.com](mailto:info@farmer-auctions.com)

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### *Why use Farmer Auctions to sell your property?*

Farmer Auctions will customize and execute a results oriented auction marketing campaign that maximizes exposure and creates active competition for the purchase of your property. Our auctions are conducted in combination with both live and internet auction formats. This results not only in full and current market value, but preserves opportunities for greatest price, while limiting risk of lower price. Individual sellers also benefit from the convenience of controlled viewings, standardized terms and conditions, reduced risk, and a known sale and closing date. Our experience is broad-based allowing us to bring together the necessary resources for a successful sale of practically any type of real estate. For more information please visit [www.entrustedauctions.com](http://www.entrustedauctions.com) and allow us the privilege to add your name to our growing list of satisfied clients.

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Farmer Auctions

Driven by Service, Proven by Results



# FARMER AUCTIONS

**Property Location:** 14 Breezewood Drive  
Staunton, VA 24401

**Description:** Amazing investment opportunity. Just minutes from downtown Staunton. Featuring oil forced air heat and air conditioning. Large back yard. Plenty of storage and workshop space. Perfect for investors or a first time home buyer. We look forward to congratulating a new owner.

Year built – 1948  
2 bedrooms  
1 full bath  
Total approx. sq. ft. above grade- 789  
Approx. 0.33 acres  
Living room  
Basement  
Large Detached Shed  
Public water and sewer  
Heat – Oil, and forced air

Cooling-forced air  
Tax Map: 054A 4 C 7  
Deed/Page:1140/456  
Municipality: Augusta County  
Zoning: SF10  
Legal Desc.: Blackburn Adt. Rev Lot 7 Blk C  
Tax Assessment - \$101,500.00

## AUCTION INFORMATION

**Date & Time:** LIVE AUCTION – DECEMBER 3, 2020 2:00 PM

**Property Inspection:** NOVEMBER 30, 2020 2:00PM-4:00PM or by private appointment  
Please contact Jarrod Hines for more information or a private preview of the property at (540) 250-2964

**Broker Participation:** Pre-registered broker participation is welcomed and compensated

**Earnest Money:** A non-refundable deposit of \$5,000.00 in the form of certified funds made payable to the buyer (you) is due immediately after confirmation of the highest bid.

**Closing:** Closing is to take place on or before 30 days from date of auction. Buyer acknowledges and agrees that time is of the essence.

**Property Information** - Tax Map# 054A 4 C 7 - Account# 0

**Property Owner:**  
Harlow, Wilson Y., Estate %stephanie P. Cook, Exe

[View Sketch](#)  
(Building 1)

**Owners Address:**  
P. O. Box 311  
Roanoke, Va 24003

**Legal Description:**  
54a-(4)-c-7  
Blackburn Adt Rev Lot  
7 Blk C 0.330 Acres •

**Prior Assessment:**

95,600

**Zoned:**  
SF10

**Total Land Area:**  
.330Acres

**Assessment Values:**

Building 1

58,200

Other Improvements:

8,400

Land Value:

35,000

**Total Value:**

101,500

**Magisterial District:**  
Pastures

All Values Rounded to nearest 100

**Building Information** - Building #1 - Tax Map# 054A 4 C 7

**Exterior Information:**

Year Built: 1948  
Occupancy Type: Dwelling  
Foundation: Cinderblock  
Ext. Walls: Asbestos  
Roofing: Vinyl  
Roof Type: Metal  
Garage: Det Gar  
Number of Cars: 2  
Carport: None

**Interior Information:**

Story Height: 1.00  
# of Rooms: 5  
# of Bedrooms: 2  
Full Bathrooms: 1  
Half Bathrooms: None  
Building Sq. Ft.: 789  
Basement Sq.Ft.: 789  
Fin. Bsmt Sq. Ft.: None  
Interior Walls: Paneled  
Floors: Drywall  
Vinyl  
Wood  
Heating: F. Air  
A/C: Yes

**Site Information:**

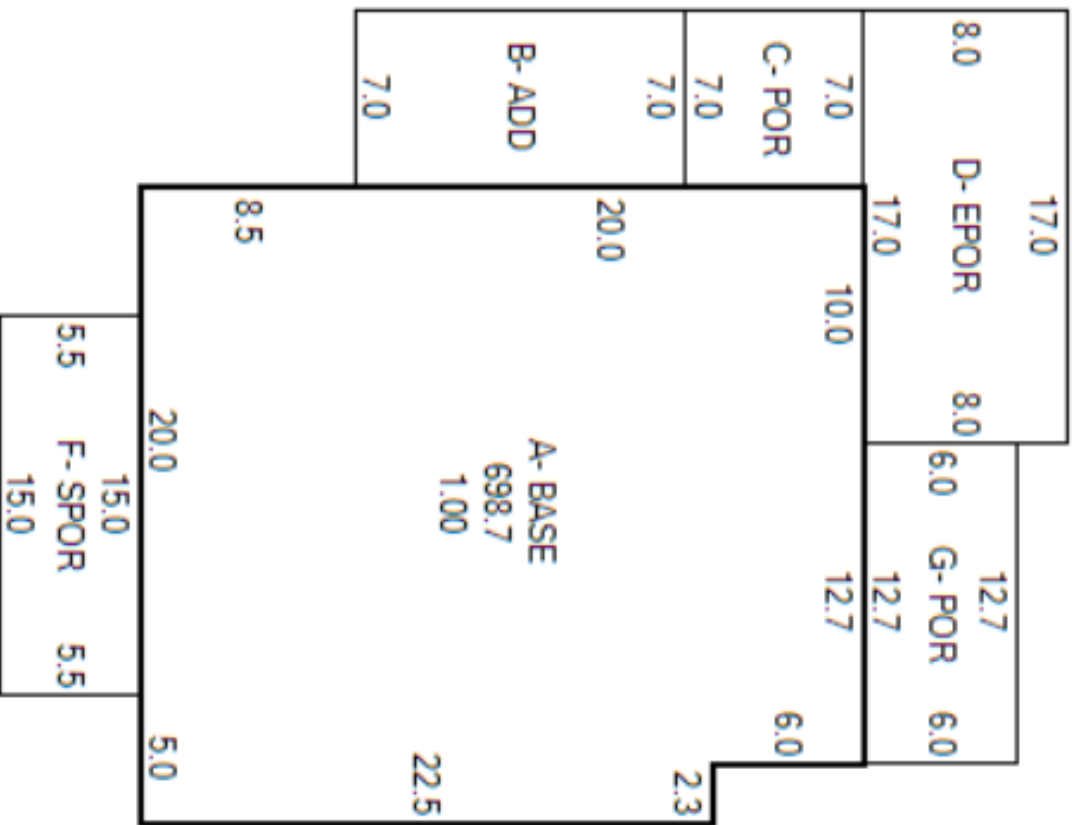
Zoning Type: S110  
Terrain Type: On  
Character: Rolling/sloping  
Right of Way: Public  
Easements: Paved  
Water: Pub-i  
Sewer: Pub-i  
Electric: Yes  
Gas: No  
Fuel Type: Oil  
Utility Value: 10000  
Fireplace: None  
Stacked Fireplace: None  
Flues: 1  
Metal Flues: None  
Stacked Flues: None  
Inop Flue/FP: None  
Gas Log FP: None

**Sketch Index**  
**Map No. 054A 4 C 7**  
**Building 1**

<u>Sect</u>	<u>Type</u>	<u>Stories</u>	<u>SqFt</u>
A	Main Structure	1.00	698
B	Addition	1.00	91
C	Porch	1.00	49
D	Enclosed Porch	1.00	136
F	Screen Porch	1.00	82
G	Porch	1.00	76

This Sketch only represents the Exterior of the Structure and does not contain any Internal structural details.

[Click the image for actual size view.](#)



## **INFORMATION FOR BUYERS THAT REQUIRE FINANCING TO PURCHASE**

**All buyers that require financing to purchase this property MUST follow the steps below in order to be allowed to bid on this property:**

1. Notify your lender (bank, mortgage company, etc.) that the property is being sold "AS-IS".
2. Notify your lender (bank, mortgage company, etc.) that the terms of the loan cannot require a home inspection.
3. Notify your lender that the property must close within 30 days of the date of the auction.
4. Get pre-approved for a loan.
5. Obtain a pre-approval letter, written on the letterhead of the lender, clearly showing the maximum amount you are approved to borrow. Approval letter must also specifically list the subject property as the property for which pre-approval is being granted.
6. Present the pre-approval letter to the auctioneer or a member of the auction staff.

# Broker/Agent Participation Terms

**Auction Date:** December 3, 2020 2:00 PM

**Property Address:** 14 Breezewood Drive Staunton, VA 24401

Referral compensation of \$750.00 will be paid to any property licensed real estate broker whose bidder is the successful purchaser of this property, and who actually closes and pays the total contract price and closing costs for this property. It is understood and agreed that the broker referral compensation structure will be based on the stated terms and conditions of sale.

## **To earn the foregoing referral compensation:**

- 1) Participating broker must register his/her buyer/bidder by filling out the broker/agent registration form in full on the Farmer Auctions website and must file the registration from the website or email it to [jarrod@farmer-auctions.com](mailto:jarrod@farmer-auctions.com) no later than 5:00 pm EST, on the day preceding the live auction. Referral compensation is contingent upon, and will only be paid if the broker/agent participation form is received by no later than 5 pm on the day preceding the auction. The form may also be mailed to our office or hand delivered to: Farmer Auctions, 29 Wildwood Road, Salem, Virginia 24153
  - 2) Unless participating online, participating broker/agent must attend the scheduled home tour with his/her client or schedule a private tour and attend the private tour with his/her client.
  - 3) Unless participating online, participating broker/agent must accompany his/her buyer to the auction or be present with client
  - 4) Brokers/agent that intend to assist clients with online bidding must be present with their client as the auction closes on the final day of the auction (date to be determined) and, if they are the high bidder, they and their client must speak directly with the auctioneer following the end of the auction.
  - 5) Brokers/agents that assist a winning online bidder, must ensure that the real estate contract of purchase is executed immediately following the close of the auction. Earnest money from a winning online bidder, must be remitted in the form of a credit card payment or cashier's check immediately following the close of the auction. A 3% service fee will be added to the total earnest money deposit if a credit card is used.
- Broker/agent agrees that broker/agent will not claim any exceptions to the foregoing procedures.
  - Broker/agent agrees that no oral registration will qualify broker/agent for referral compensation, and no broker forms will be accepted at the auction site.
  - Broker/agent agrees that if the buyer's premium is reduced due to negotiations between buyer and seller the referral compensation to the broker/agent shall be \$750.00.
  - Broker/agent agrees that broker's/agent's referral compensation will be due upon closing of the purchase by his Buyer/Bidder with all consideration paid in full.
  - Broker/agent agrees that he/she shall hold harmless and indemnify Farmer Auctions, its affiliates or assigns, including its reasonable attorney's fees, from any and all claims with regard to such commission.
  - Broker/agent must attach a copy of these terms, executed by the broker/agent below, with each registration.
  - Broker/agent is not eligible for commission if he/she is the purchaser.
  - Broker/agent may not represent immediate family members.
  - Broker/agent may not represent other brokers/agents
  - Broker/agent may not represent an entity (or any affiliate of which) the broker/agent is a principal, employee, affiliate or immediate family member.

I agree to the terms set forth herein.

**Agent's Signature:** \_\_\_\_\_ **Agent's Printed Name:** \_\_\_\_\_

**Broker's Signature** \_\_\_\_\_

# **BROKER PARTICIPATION ACKNOWLEDGMENT FORM**

DATE: \_\_\_\_\_ REMIT TO: Farmer Auctions – 29 Wildwood Road, Salem, VA 24153.  
E-mail: jarrod@farmer-auctions.com

Name of Broker/Agent: \_\_\_\_\_

Name of Company: \_\_\_\_\_

Phone Number & Email Address: \_\_\_\_\_

Address of Auction Property: \_\_\_\_\_

Bidder Contact Information:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Broker/Agent Printed Name \_\_\_\_\_

Broker/Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

Real Estate License No. \_\_\_\_\_

Bidder's Printed Name \_\_\_\_\_

Bidder's Signature: \_\_\_\_\_ Date \_\_\_\_\_

\*Bidder/Buyer acknowledges that he/she understands the Broker Participation Terms, and if Bidder/Buyer is the successful purchaser at the auction and successfully closes the transaction, said broker will receive referral compensation from the sale. Referral compensation is contingent upon, and will only be paid if the broker participation form is received by Farmer Auctions no later than 5 pm on the day preceding the auction.

**ALL BROKER PARTICIPATION FORMS MUST BE RECEIVED  
NO LATER THAN 5:00 PM (EST) THE DAY PRIOR TO THE AUCTION**